



DRAFT MINUTES
SPECIAL SESSION/WORK SESSION
MAYOR AND COMMON COUNCIL
Of the TOWN OF CAMP VERDE
COUNCIL CHAMBERS · 473 S. Main Street, Room #106
WEDNESDAY, SEPTEMBER 14, 2016 at 5:30 p.m.

Note: Council member(s) may attend Council Sessions either in person or by telephone, video, or internet conferencing.

1. Call to Order

Mayor German called the meeting to order at 5:30 pm.

2. Roll Call

Mayor Charles German, Vice Mayor Bruce George, Councilors Jackie Baker, Carol German, Brad Gordon, Jessie Jones-Murdock and Robin Whatley.

Also Present:

Town Manager Russ Martin, Community Development Director Mike Jenkins, Building Official Robert Foreman, HR Specialist Barbie Bridge, Parks and Recreation Division Manager Mike Marshall, Public Works Director Ron Long, Plans Examiner Kendall Welch, Emily Diver Building Inspector, and Recording Secretary Marie Moore.

Councilor Jessie Jones-Murdock appeared at 5:32 pm.

3. Pledge of Allegiance

Mayor German led the Pledge of Allegiance.

4. Possible approve of Resolution 2016-967, a Resolution of the Mayor and Common Council of the Town of Camp Verde, Yavapai County, Arizona, declaring and adopting the results of the Primary Election on August 30, 2016. Staff Resource: Virginia Jones

On a motion by Councilor German, seconded by Councilor Baker, Council unanimously approved the a Resolution of the Mayor and Common Council of the Town of Camp Verde, Yavapai County, Arizona, declaring and adopting the results of the Primary Election on August 30, 2016.

Town Manager Russ Martin explained that this is a special meeting, which allows the Council to canvass the election, and gave a brief overview as to how the election process and election results will proceed.

5. Presentation by AZ Turf Masters on potential uses for artificial turf at existing and future facilities with discussion and possible direction to staff. Staff Resource: Russ Martin

Town Manager Russ Martin expressed that this is a great opportunity to learn about different products available for the Town to consider for the park development and current facilities, with water conservation being a main concern when taking the options into consideration.

Vice Mayor George also indicated that maintenance work force should be taken into consideration as well as water conservation.

Mary Clanton with AZ Turf Masters presented a PowerPoint presentation to inform council on the products available, installation, maintenance and life term. The PowerPoint presentation is attached and becomes a permanent part of the record.

Councilor Brad Gordon questioned the cost of maintenance, Mary indicated that it would cost approximately \$800 per cleaning for her company to bring the proper equipment or a machine could be purchased for approximately \$10,000 and cleaning would need to be done four to five times per year.

Terry Keller requested information on return of investment – Mary stated she would email more information but residential housing is typically 5 years.

Julie Scott asked about fire rating. Mary indicated that the turf will melt in the direct area of the fire but will not spread.

Jim Binick indicated that those who have irrigation rights would potentially lose them if not used. Mary expressed that she was unfamiliar with any details regarding that.

Nathan Jackson stated he feels it would be huge for little league “snafu” that the town faces.

Ron Posten asked what the cost would be with everything included. Mary explained that it depends on the installation and athletic field’s range around \$350-\$365 / sq ft.

Councilor Jackie Baker asked the approximate life expectancy; Mary stated that for a field is approximately 10 years and playgrounds around 8 years. Aesthetic areas are approximately 15 years.

Councilor Jessie Jones-Murdock asked how hard repairs to fields would be, Mary stated that usually it is very easy, but other factors could make it more difficult.

6. Discussion and update regarding the requirements of adequate fire flow for subdivisions. Staff Resource: Russ Martin

Mayor German expressed that due to the fact that the Town of Camp Verde doesn’t own the water company, it changes how the town must handle the situation. Mayor German stated his concern is that to his knowledge, the water company doesn’t own property in the area of the proposed sub-division where they could potentially drill a well and supply a water source for hydrant usage. Mayor German stated that there is room for the Fire Marshall and Town to use judgment regarding such situations and feels that the matter could take time to provide adequate fire flow to the area. Mayor German also suggested approaching the Yavapai-Apache Nation to work in conjunction with the Town in providing hydrants to the area.

Councilor Robin Whatley requested an overview of the situation and why the Council was discussing the matter. Town Manager Russ Martin explained that a conversation took place ultimately leading to new subdivisions current rules and what is actually being followed.

Jim Binick, representative for the new sub-division called Castle Heights explained that in the past, permits have been issued by the town and fire flow was a non-issue, now with further review the permits potentially should not have been issued due to the lack of fire prevention. Mr. Binick questioned what happens to those homes, what happens if someone gets hurt, especially now that the matter has been brought to the public attention. Feels this is not a black and white issue that can be solved easily and because the Town does not own the water system, it limits the fire safety possibilities. Mr. Binick expressed his opinion that this issue is a transitional problem and needs to be address retroactively with the homes that do not meet the current requirements as well as moving forward with new construction meeting the standards. If done

properly, it will not make the same financial impact as it would if the matter was changed all at once.

Rob Witt recited statistics regarding fire related emergency calls nationwide have gone from 20% in 1980 to 1% in 2013 and that should be taken into consideration. Mr. Witt read a letter from Senator Sylvia Allen regarding the issue and cited ARS 9-807: Mandated fire sprinklers in certain residences prohibited; exception; permit application format. Mr. Witt pointed out that the Arizona Revised Statute clearly states that a municipality shall not prohibit nor require fire sprinklers in a single-family detached residence or any residential building that contains not more than two dwelling units. Whitt also addressed the matter of water damage possibilities from fire sprinklers.

Councilor Jones-Murdock inquired what the minimum square footage requirement is for fire sprinklers is. Building Official Robert Foreman indicated that it was not included due to the ARS requirements.

Councilor Whatley questioned the accusation of issuing incorrect permits. Community Development Director Mike Jenkins explained that this was brought to Councils attention originally for staff direction when dealing with subdivisions. The fire code states adequate fire flow must be met, therefore, the permits were not issued incorrectly.

Nathan Jackson indicated that sprinkler systems provide approximately 10 minutes worth of water to get the person out of the house, not to get the fire put out.

Fire Chief Terry Keller, stated that per State Statute, the Town must adopt a fire code which it has and the Fire Marshall is not looking at houses that were built before the code, but following the adopted code from here forward.

Councilor Jackie Baker asked Chief Keller what his experience was in the rural area with protecting due to the limited water provisions and resources, Chief Keller indicated that the Town is addressing the issue by following the code and if the water source isn't available to seek alternative sources. Chief Keller also indicated that no one is stating that fire sprinklers are required, but due to the lack of water availability, it is an alternative suggestion.

Nathan Jackson stated surrounding area town and city requirements of fire sprinklers.

Fire Marshall Kristy Gagnon indicated that the way to address rural areas is to follow the fire code, which was created for rural areas. Fire Marshall Gagnon also expressed that fire sprinklers were never required, but a suggested alternative that is financially feasible for the sub-division for the fire flow requirements. Ms. Gagnon reviewed the other options available when fire hydrants are not accessible, as is in the potential sub-division in question.

Bill Feldmeier indicated that he was not at the June meeting but wanted to express his concern that a 12 home subdivision may not be constructed in the town due to over regulations. Mr. Feldmeier acknowledged that Fire Departments are not just fighting fires, but feels that by implementing the regulations, this is also keeping the town from developing.

Councilor Whatley indicated that the Council cannot change the fire code, but is charged in following them and the contractors are aware of the code requirements.

Councilor Baker questioned Building Official Robert Foreman as to why there are not fire protection requirements for Single Family Residences and if lot size was a factor of consideration. Mr. Foreman explained that there is a tiered system, but the Tinder is used for Single Family Residences and Sub-divisions are held accountable under the fire code requirements. Mr. Foreman also expressed that if the fire flow requirements were amended or reduced, the results could be catastrophic for the Town of Camp Verde.

John Bassous provided a handout with information received from different communities in the State and

how they responded to the question "Can you tell us in either a subdivided or development what do you require?"

Cloise Clark stated he attended a previous meeting where this matter was addressed by the Council and was disappointed that he could not speak. Mr. Cloise commended the Mayor for caring about the future of the town and stated he felt that this town is fighting everything, is impossible to get permits with and is disappointed in some of the housing area aesthetics.

Councilor German questioned the pond or water tank retention and questioned if the fire department could respond in a timely manner regardless of the fire flow options. Fire Marshall Gagnon explained that the water retention and sprinklers were two different things and the Fire Department responds as soon as possible.

Mayor German called a recess at 7:56 pm and resumed the meeting at 8:03 pm.

Councilor Jones-Murdock stated that a main player in game is the water company and they are not present to speak, therefore, the Council does not know what their investment in the town is in terms of fire flow. Councilor Jones-Murdock stated she has no issue with the sprinkler system suggestion nor a square footage requirement; she does support adequate fire flow for a subdivision and believes it is the responsibility of the developer to have adequate fire flow. Councilor Jones-Murdock stated that if the town is to move forward in the right way, there must be an agreement with corresponding agencies to provide fire safety. Adequate fire flow is what it is and it must be achieved, it cannot be ignored or waived and it should not matter if its 12 or 200 homes.

Vice Mayor George expressed that the \$8000 additional cost for a sprinkler system should not stop an individual from purchasing a \$300,000 home.

Jim Bachelor indicated there is a substantial delay that happens when including fire sprinklers in engineering plans that would add to the cost as well.

Mayor German expressed that there are many legal means that can be pursued when considering the plan the Town should follow and regardless, the Town needs to have a solution.

Fire Chief Terry Keller indicated that they approached the Yavapai Apache Nation in regards to using their hydrants to put a fire out at properties near the reservation and were denied access, with that information he doubted their participation in fire flow contribution for the proposed sub-division area.

Cheri Wischmeyer stated she heard a lot of discussion and is concerned that Camp Verde is not a typical community and is asking people to live up to standards that are impossible to meet and making it not cost effective to build.

7. Presentation and update by Phoebe Hatch regarding the Bread of Life Mission, followed by discussion and possible direction to staff. Staff Resource: Russ Martin

Bread of Life Mission representative Phoebe Hatch presented a PowerPoint Presentation for Council's review. Ms. Hatch explained that the Bread of Life Mission provides 8445 free hot meals to the Town of Camp Verde but due to the facility they use, they, are only able to offer a meal once per week. With their own facility, the warehouse would provide more meal boxes and they could provide the community with services including job training, showers, laundry and the dining room and kitchen could be used by the community for other events as well. Ms. Hatch indicated that they have located two potential buildings, but in order for the Mission to receive \$300,000 in Yavapai County CDBG Funding, they must own the property

and would need to gain \$500,000 worth of pledges for the necessary improvements.

8. **Discussion, and update by Public Works Director regarding design plan of Finnie Flat/Montezuma Castle Corridor and design for Community Park located off McCracken.** Staff Resource Ron Long

Public Works Director Ron Long informed Council that the plan design of Finnie Flat/Montezuma Castle Corridor is currently 80% completed. Upon 100% completion, the plans will be completed construction plans for use. Mr. Long gave a brief overview of the plans, explaining that Finnie Flat Rd from SR 260 to the turn at Ace Hardware will look as similar to Main Street as possible including storm drainage. Finnie Flat Rd will expand to 5 lanes with landscaping from SR260 to Cliffs Parkway. From Cliffs Parkway to the Outpost Town Homes the road will slender down with a center turn lane. The curvature will be removed and the road will be expanded to include more parking for Salt Mine Cellars. A left hand turn will be made possible at the traffic light for Montezuma Castle Hwy, eliminating the need for a hairpin turn at Ace Hardware. Montezuma castle will have a turn lane, and the sidewalk will continue to the black bridge with changes made to intersecting Black Bridge Road and Moser Ln.

Councilor Robin Whatley requested a right hand turn lane into the library be added to the plan.

Mr. Long indicated that the current plans are available in the Clerks office for public review and staff will be meeting with residents and businesses regarding undefined driveways.

Councilor Jones-Murdock inquired if utility sleeves would be installed to accommodate future utilities that may cross the river. Mr. Long indicated that sleeves are incorporated in the plans. Mr. Long also explained that at this time, there is no funding for the project and the State has not been approached because the plans are not finalized, but anticipates the completion by early 2017. Mr. Long explained that for an additional \$3500.00, the engineer would include plans for the potential purchase of the Circle K property and indicated that was a fair price for the Council to consider.

Bill Feldmeier stated that he liked what he was hearing, recommended multi-use paths instead of sidewalks for room space and requested that if the road is expanded to 5 lanes, the speed limit does not change to 25mph.

Parks and Recreation Division Manager Mike Marshall presented concept drawings for the Park off McCracken Lane and explained the plans would need to be transformed into Engineering drawings, changes needed to be made to shift the noisier park activities away from the residential area as well as move the proposed BMX area outside of the park area. Mr. Marshall indicated that the trail perimeter for the park is expected to be completed by the summer of 2017 and would be 6 feet wide and over 1 mile in length for non-motorized usage.

Rob Witt expressed his concern of the "dark skies" being interrupted by lights and long hours at the park. Mr. Marshall explained that the Town would be looking into the usage of LED lights and there would be a shut off time established as well.

9. ~~**Possible Approval of grant application to National Endowment of the Arts for the purpose of constructing a gateway entrance monument to be located at Industrial Drive, to include an in-kind match.**~~ Staff Resource: Steve Ayers

10. **Discussion regarding the Manager Review Process.** Staff Resource: Russ Martin

Town Manager Russ Martin indicated that the point of the review process was to inform the public with what the point of his contract is, whether the contract makes sense and what the Council feels the manager's job is. Mr. Martin stated that because he was hired in August of 2010, the review should take place in August annually, but suggested moving the review date due to other important actions taking place in August, including elections.

Councilor Brad Gordon stated he would like to see the review date moved for several reasons; currently it is scheduled to take place while Council is handling budget and also the League of Cities and Towns.

11. **Adjournment**

The meeting adjourned at 9:38 pm.

Charles German, Mayor

Marie Moore, Recording Secretary

CERTIFICATION

I hereby certify that the foregoing Minutes are a true and accurate accounting of the actions of the Mayor and Common Council of the Town of Camp Verde during the Special/Work Session of the Town Council of Camp Verde, Arizona, held on September 14, 2016. I further certify that the meeting was duly called and held, and that a quorum was present.

Dated this _____ day of _____, 2016.

Virginia Jones, Town Clerk